



1 Carpenter Glade  
Halesowen,  
West Midlands B63 2BG  
Guide Price £440,000

*...doing things differently*



Lex Allan Grove are proud to present this fantastic four bedroom detached property. Situated on a cul de sac boasting move in ready accommodation and having a separate double garage and a beautifully presented rear garden. This wonderful family home has great transport links with post office and local shops nearby, off street parking to the front. The property comprises of entrance hall, lounge, kitchen diner, downstairs w.c., office/study, four bedrooms, house bathroom and en-suite. For all viewing enquiries please call the Halesowen office on 0121 550 5400. TB 11/6/24 V4 EPC=D



**Lex Allan Grove loves...**  
the beautifully presented  
garden







### Location

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway, giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book as being larger than Birmingham. It forms part of the southern edge of the Black Country and during the industrial revolution it became synonymous with nail and screw making, an industry that still survives to a lesser extent today. Despite its proximity to the Black Country it still retains areas of beauty. Leasowes Park is thought to be one of the first natural landscaped gardens in England. Certain areas of the town have retained a certain number of Victorian houses but further development during the 1960's and 70's saw the building of several large housing estates. It has a number of highly sought after primary and secondary schools. Whilst Halesowen no longer has a train station of its own, the Worcester to Birmingham line passes along the northern edge of its boundary and the stations of Cradley Heath, Old Hill and Rowley Regis are all within a few miles of the town centre. Halesowen's bus station is a busy interchange and a regular service runs to Birmingham City Centre.

### Approach

Via a tarmac driveway with slabbed pathway leading to front door with lawn garden surrounded by mature plant bedding, shrubbery and knee high metal fence.

### Entrance hall

Doors radiating to kitchen diner, lounge, downstairs w.c. and study/office, central heating radiator, stairs to first floor accommodation.













**Lounge 22'11" x 14'5" (7.0 x 4.4)**

Square bay window to front, granite gas fire, t.v. point, central heating radiator, patio door to garden, door to hall and kitchen.

**Kitchen diner 8'10" x 16'8" (2.7 x 5.1)**

Two double glazed windows to rear, range of wall and base units, integrated dishwasher, integrated fridge and freezer, integrated oven and four ring gas hob, circulation fan, granite work tops, tiled floor, spotlights, two central heating radiators, sink with mixer tap, door to lounge and utility.

**Utility 5'6" x 6'10" (1.7 x 2.1)**

Wall and base units, plumbing for washing machine, tiled floor, central heating radiator, stainless steel sink unit and drainer, complementary splashbacks, spotlights, central heating boiler, door to side access.

**Office/study 6'6" x 6'10" (2.0 x 2.1)**

Double glazed window to front, central heating radiator, fitted desk and drawer unit.

**Downstairs w.c.**

Tiled floor, central heating radiator, splashbacks, wash hand basin, w.c., obscured window to side.

**First floor landing**

Integrated storage housing water tank, loft access.

**Bedroom one 9'6" max 3'7" min x 11'5" min 14'5" max (2.9 max 1.1 min x 3.5 min 4.4 max)**

Fitted wardrobes, double glazed window to front, central heating radiator, door to en-suite.

**En-suite**

Shower cubical, vanity unit with mixer tap over, obscured double glazed window to front, fitted units and storage.

**Bedroom two 9'2" x 11'1" excluding wardrobes (2.8 x 3.4 excluding wardrobes)**

Fitted wardrobes, double glazed window to rear, central heating radiator, fitted units.

**Bedroom three 12'9" excluding wardrobes x 9'10" (3.9 excluding wardrobes x 3.0)**

Fitted wardrobes, storage unit, double glazed window to front.

**Bedroom four 9'10" x 6'10" (3.0 x 2.1)**

Fitted wardrobes, double glazed window to rear, central heating radiator.

## Bathroom

Obscured window to rear, electric shower over bath, extractor fan, vanity unit with additional shelving, tiled floor, shaver point, w.c.

## Rear garden

Slabbed patio area leading to lawn garden, brick constructed boundaries, mature plant bedding and shrubbery surrounding, pathway leading to rear of garden, steps to top garden.

## Double garage 17'4" x 18'8" (5.3 x 5.7)

Two up and over electric garage doors, electric point and rafters storage.

## Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

## Council Tax Banding

Tax Band is E.

## Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

## Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are

happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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**VIEWING** View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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